

WHAT IS CLAIMED IS:

1. An interactive computer system for transacting like-kind exchanges, said computer system programmed to:

transact a relinquishment for divestment by a taxpayer of at least one property to be divested; and

transact a replacement of the relinquished property by at least one replacement property provider for at least one like-kind replacement property, said relinquishment and said replacement transacted according to a set of tax-deferred treatment rules.

2. An interactive computer system for transacting like-kind exchanges, said computer system programmed to:

transact an exchange by a taxpayer of at least one property to be relinquished by the taxpayer for at least one like-kind replacement property, said exchange transacted according to a set of tax-deferred treatment rules.

3. An interactive computer system for transacting like-kind exchanges, said computer system programmed to:

transact an exchange of at least one property to be relinquished for at least one like-kind replacement property between a taxpayer, at least one relinquishment property receiver, and at least one replacement property provider.

4. The computer system of Claim 3, said computer system further programmed to:  
batch deposit proceeds for exchanging a first set of properties to be relinquished for a set of like-kind replacement properties in a restricted qualified exchange intermediary account.

1           5.     The computer system of Claim 3, said computer system further programmed to:  
2           electronically generate an online interface through which the taxpayer can electronically  
3     communicate through at least one intermediary the relinquishment of at least one  
4     relinquishment property; and  
5           electronically generate an online interface through which the taxpayer can electronically  
6     communicate a replacement of the at least one relinquished property with at least one  
7     replacement property.

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9           6.     The computer system of Claim 3, said computer system further programmed to:  
10          transact a relinquishment of a first property by the taxpayer independently of a  
11     reinvestment in a second property of funds received on behalf of the taxpayer for the  
12     relinquishment of the first property.

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14          7.     The computer system of Claim 3, said computer system further programmed to:  
15          save in a database a plurality of electronic addresses wherein each electronic address is  
16     characterized by a unique identifier and wherein each unique identifier corresponds to a  
17     particular exchange intermediary of a plurality of exchange intermediaries; and  
18          retrieve from the database, in response to an input by the taxpayer of an exchange  
19     intermediary identifier, an electronic address for an exchange intermediary with an identifier  
20     that corresponds to the taxpayer input of the exchange intermediary identifier.

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22          8.     The computer system of Claim 7, said computer system further programmed to:  
23     establish a communication link with the retrieved electronic address.

24  
25          9.     The computer system of Claim 8, said computer system further programmed to:  
26     format electronic communications with each exchange intermediary according to

1 requirements of the exchange intermediary corresponding to the taxpayer-input exchange  
2 intermediary identifier.

3  
4 10. The computer system of Claim 3, said computer system further programmed to:  
5 compare a set of parameters describing a proposed like-kind exchange transaction input  
6 by the taxpayer with a set of rules by which like kind exchange transactions qualify for tax-  
7 deferred treatment.

8  
9 11. The computer system of Claim 3, said computer system further programmed to:  
10 prompt the taxpayer to identify a first type of a first property to be relinquished, a  
11 second type of a second property to replace the first property, and a plurality of parameters that  
12 characterize a proposed exchange of the second property for the first property.

13  
14 12. The computer system of Claim 3, said computer system further programmed to:  
15 determine whether a first type of a first property, a second type of a second property,  
16 and each of a set of exchange parameters input by the taxpayer conform with a set of rules by  
17 which like kind exchange transactions qualify for tax-deferred treatment.

18  
19 13. The computer system of Claim 3, said computer system further programmed to:  
20 determine a schedule of deadlines by which a plurality of phases must be completed for  
21 an exchange of a first property to be relinquished by the taxpayer for a second property to  
22 replace the first property.

23  
24 14. The computer system of Claim 3, said computer system further programmed to:  
25 calculate for each like-kind exchange a deadline date comprising the earlier of:  
26 a) a second date that occurs one hundred eighty days after a first date on which the

1 taxpayer transfers a property to be relinquished in a proposed exchange transaction; or

2 b) a third date by which the taxpayer must file a tax return with which to return a tax  
3 imposed on the transfer of the relinquished property.

4  
5 15. The computer system of Claim 3, said computer system further programmed to:  
6 compare a current date for a day on which the taxpayer that has transferred a first  
7 property to be relinquished in a proposed exchange transaction to a first deadline date by  
8 which the taxpayer must identify a second property with which to replace the first property.

9  
10 16. The computer system of Claim 3, said computer system further programmed to:  
11 collect a set of input from the taxpayer, said set of input comprising features  
12 characterizing a proposed exchange transaction; and  
13 identify from the exchange transaction characterizing features a particular type of  
14 exchange transaction.

15  
16 17. The computer system of Claim 3, said computer system further programmed to:  
17 collect a set of input from the taxpayer comprising: a set of registration data  
18 characterizing the taxpayer, a bank identifier for a bank with which the taxpayer does business,  
19 a bank account identifier in which the taxpayer has the authority to deposit and withdraw funds,  
20 and a selection of an exchange intermediary.

21  
22 18. The computer system of Claim 3, said computer system further programmed to:  
23 communicate a first set of exchange transaction information to one of said relinquished  
24 property receivers comprising: a set of wiring instructions and a set of assignment information.

1           19.    The computer system of Claim 3, said computer system further programmed to:  
2           collect a notification of wired funds from a bank for a particular relinquished property  
3 receiver for the benefit of the taxpayer;  
4           record a deposit of the wired funds into a general account for the benefit of the  
5 taxpayer; and  
6           notify an exchange intermediary administrator of the recorded deposit of the wired  
7 funds into a general account for the benefit of the taxpayer.  
8

9           20.    The computer system of Claim 3, said computer system further programmed to:  
10          periodically access at least one exchange intermediary system to identify and retrieve  
11 like-kind exchange information and updates to like-kind exchange information pertaining to the  
12 taxpayer.  
13

14          21.    The computer system of Claim 3, said computer system further programmed to:  
15          collect a set of wire transfer instructions pertaining to a proposed transfer of a  
16 replacement property on behalf of one of said taxpayers for a replacement amount; and  
17          verify that the taxpayer has sufficient funds in a general system account for which a  
18 subaccount exists on behalf of the taxpayer for at least the replacement amount.  
19

20          22.    The computer system of Claim 3, said computer system further programmed to:  
21          evaluate a set of parameters describing a proposed like-kind exchange transaction for  
22 the taxpayer according to a set of rules by which like-kind exchange transactions qualify for  
23 tax-deferred treatment; and  
24          alert the taxpayer about each discrepancy between any one of said parameters and a  
25 corresponding rule by which like-kind exchange transactions qualify for tax-deferred treatment.  
26

1           23.     The computer system of Claim 3, said computer system further programmed to:  
2           transfer funds on behalf of the taxpayer from a system level account to a bank and bank  
3           account specified by one of said replacement property owners;  
4           obtain transfer of ownership of a replacement property from the replacement property  
5           owner; and  
6           transfer ownership of the replacement property to the taxpayer.

7  
8           24.     The computer system of Claim 3, said computer system further programmed to:  
9           establish through collecting input from the taxpayer characterizing a proposed exchange  
10          of two properties an intent by the taxpayer to treat a sale of a first property to be relinquished  
11          and a subsequent reinvestment of proceeds received from the sale of the first property into a  
12          purchase of a like-kind replacement second property as a like-kind exchange that qualifies for  
13          tax-deferred treatment under a set of rules.

14  
15          25.     The computer system of Claim 3, said computer system further programmed to:  
16          collect from the taxpayer input characterizing an intent by the taxpayer to treat a sale of  
17          at least one property to be relinquished and a subsequent reinvestment of proceeds received  
18          from the sale of the relinquished property into a purchase of at least one like-kind replacement  
19          property as a like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

20  
21          26.     The computer system of Claim 3, said computer system further programmed to:  
22          generate for electronic execution by the taxpayer an online exchange agreement input  
23          interface for collecting input by the taxpayer of an agreement by the taxpayer to a set of terms  
24          according to which a first property to be relinquished will be exchanged for a second property  
25          to replace the relinquished property.

1           27.     The computer system of Claim 3, said computer system further programmed to:  
2           collect input from the taxpayer that electronically characterizes an agreement by the  
3 taxpayer to a set of terms by which a first property to be relinquished will be exchanged for a  
4 second property with which to replace the relinquished property.

5  
6           28.     The computer system of Claim 3, said computer system further programmed to:  
7           collect an electronic signature from the taxpayer to an online exchange agreement that  
8 electronically characterizes an intent by the taxpayer to treat a sale of a first property to be  
9 relinquished and a subsequent reinvestment of proceeds received from the sale of the  
10 relinquished property into a purchase of a second like-kind replacement property as a like-kind  
11 exchange that qualifies for tax-deferred treatment under a set of rules.

12  
13           29.     The computer system of Claim 3, said computer system further programmed to:  
14           generate for electronic execution by the taxpayer an online exchange agreement input  
15 screen for collecting an indication by the taxpayer of agreement by the taxpayer to a set of  
16 terms by which multiple properties to be relinquished will be exchanged for multiple  
17 replacement properties.

18  
19           30.     The computer system of Claim 3, said computer system further programmed to:  
20           collect input from the taxpayer of an agreement by the taxpayer to a set of terms by  
21 which multiple properties to be relinquished will be exchanged for multiple properties with  
22 which to replace the relinquished properties.

23  
24           31.     The computer system of Claim 3, said computer system further programmed to:  
25           collect an electronic signature from the taxpayer to an online exchange agreement that  
26 electronically characterizes an intent by the taxpayer to treat a sale of a plurality of properties to

1 be relinquished and a subsequent reinvestment of proceeds received from the sale of the  
2 relinquished properties into a purchase of a plurality of like-kind replacement property as a  
3 like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

4  
5 32. The computer system of Claim 3, said computer system further programmed to:  
6 restrict to a given period of time receipt of funds by a given net proceeds account of the  
7 taxpayer for receipt of proceeds from a plurality of sales, each sale relinquishing at least one of  
8 a plurality of properties.

9  
10 33. The computer system of Claim 3, said computer system further programmed to:  
11 open for a first given period of time a given net proceeds account of the taxpayer for  
12 receiving proceeds from a plurality of relinquished property sales, each sale relinquishing at  
13 least one of a plurality of properties.

14  
15 34. The computer system of Claim 3, said computer system further programmed to:  
16 collect a first set of exchange transaction information from the taxpayer comprising  
17 information about a particular relinquished property receiver to which a proposed sale of a  
18 property to be relinquished by the taxpayer will be made, said information comprising an  
19 electronic mail address of the relinquished property receiver.

20  
21 35. The computer system of Claim 3, said computer system further programmed to:  
22 compose an electronic message to a particular relinquished property receiver identified  
23 by the taxpayer, said electronic message comprising a set of wiring instructions to an account  
24 with an exchange intermediary to which funds for a purchase by the relinquished property  
25 receiver of a property to be relinquished by the taxpayer should be wired.



1           36.    The computer system of Claim 3, said computer system further programmed to:  
2           record receipt on behalf of one of the taxpayers in to an account with an exchange  
3 intermediary a wire transfer of funds for a purchase by a particular relinquished property  
4 receiver of a property to be relinquished by the taxpayer.

5  
6           37.    The computer system of Claim 3, said computer system further programmed to:  
7           record receipt on behalf of the taxpayer in to an account with an exchange intermediary  
8 a plurality of wire transfers of funds for a plurality of purchases, each wire transfer  
9 corresponding to a particular purchase by one of the relinquished property receivers of one of a  
10 plurality of properties relinquished by the taxpayer.

11  
12           38.    The computer system of Claim 3, said computer system further programmed to:  
13           release an assignment of ownership of a property to be relinquished from an exchange  
14 intermediary to a particular relinquished property receiver according to a set of terms of a sale  
15 agreement.

16  
17           39.    The computer system of Claim 3, said computer system further programmed to:  
18           reinvest funds held for the taxpayer in a restricted account of an exchange intermediary  
19 in a purchase of a second property to replace a previously relinquished first property.

20  
21           40.    The computer system of Claim 3, said computer system further programmed to:  
22           electronically communicate a transfer of funds on behalf of the taxpayer from an  
23 account with an exchange intermediary to an account with a bank, said bank account  
24 corresponding to a particular replacement property provider, said transfer of funds  
25 corresponding to a purchase by the taxpayer of a second property with which to replace a first  
26 property previously relinquished by the taxpayer.

1           41.     The computer system of Claim 3, said computer system further programmed to:  
2           electronically communicate a transfer of funds on behalf of the taxpayer from an  
3           account with an exchange intermediary to a plurality of accounts, each of the plurality of  
4           accounts with one of a plurality of banks, each bank account corresponding to one of the  
5           replacement property providers, each transfer of funds corresponding to at least one of a  
6           plurality of purchases by the taxpayer of at least one property with which to replace at least a  
7           portion of one property previously relinquished by the taxpayer.

8  
9           42.     The computer system of Claim 3, said computer system further programmed to:  
10          calculate a remaining amount of money in an account with an exchange intermediary  
11          benefiting the taxpayer by subtracting a total amount of money transferred from the account to  
12          at least one of a plurality of bank accounts, each bank account corresponding to one of the  
13          replacement property providers, from a total amount of money transferred into the exchange  
14          intermediary account on behalf of the taxpayer wherein each transfer into the exchange  
15          intermediary account corresponding to a sale by the taxpayer of a relinquished property.

16  
17          43.     The computer system of Claim 3, said computer system further programmed to:  
18          add as a replacement occurrence each replacement property identified by the taxpayer  
19          as part of a particular proposed exchange wherein the taxpayer has not received the  
20          replacement property prior to the end of an identification period;  
21          calculate a total aggregate fair market value of the replacement properties identified by  
22          the taxpayer as part of the particular proposed exchange;  
23          calculate an aggregate fair market value of a plurality of relinquished properties  
24          relinquished by the taxpayer as part of the particular proposed exchange;  
25          calculate a comparison aggregate for the relinquished properties by multiplying the  
26          aggregate fair market value of the plurality of relinquished properties time two hundred;  
27          compare the comparison aggregate for the relinquished properties to the total aggregate

1 fair market value of the replacement properties; and

2 notify the taxpayer that no replacement property has been identified if the total  
3 aggregate fair market value of the replacement properties exceeds the comparison aggregate for  
4 the relinquished properties and if the calculated replacement occurrence exceeds the number  
5 three.

6  
7 44. The computer system of Claim 3, said computer system further programmed to:  
8 intercept actual and constructive receipt of funds by the taxpayer for an exchange of a  
9 replacement property for a property to be relinquished.

10  
11 45. A method using a computer system for transacting like-kind exchanges, said  
12 method comprising:

13 transacting a relinquishment for divestment by a taxpayer of at least one property to be  
14 divested; and

15 transacting a replacement of the relinquished property by at least one replacement  
16 property provider for at least one like-kind replacement property, said relinquishment and said  
17 replacement transacted according to a set of tax-deferred treatment rules.

18  
19 46. A method using a computer system for transacting like-kind exchanges, said  
20 method comprising:

21 transacting an exchange by a taxpayer of at least one property to be relinquished by the  
22 taxpayer for at least one like-kind replacement property, said exchange transacted according to  
23 a set of tax-deferred treatment rules.

24  
25 47. A method using a computer system for transacting like-kind exchanges, said  
26 method comprising:

1 transacting an exchange of at least one property to be relinquished for at least one like-  
2 kind replacement property between a taxpayer, at least one relinquishment property receiver,  
3 and at least one replacement property provider.  
4

5 48. The method of Claim 47, said method further comprising:  
6 batch-depositing proceeds for exchanging a first set of properties to be relinquished for  
7 a set of like-kind replacement properties in a restricted qualified exchange intermediary  
8 account.  
9

10 49. The method of Claim 47, said method further comprising:  
11 electronically generating an online interface through which the taxpayer can  
12 electronically communicate through at least one intermediary the relinquishment of at least one  
13 relinquishment property; and  
14

15 electronically generating an online interface through which the taxpayer can  
16 electronically communicate a replacement of the at least one relinquished property with at least  
17 one replacement property.  
18

19 50. The method of Claim 47, said method further comprising:  
20 transacting a relinquishment of a first property by the taxpayer independently of a  
21 reinvestment in a second property of funds received on behalf of the taxpayer for the  
22 relinquishment of the first property.  
23

24 51. The method of Claim 47, said method further comprising:  
25 saving in a database a plurality of electronic addresses wherein each electronic address  
26 is characterized by a unique identifier and wherein each unique identifier corresponds to a  
particular exchange intermediary of a plurality of exchange intermediaries; and

1           retrieving from the database, in response to an input by the taxpayer of an exchange  
2 intermediary identifier, an electronic address for an exchange intermediary with an identifier  
3 that corresponds to the taxpayer input of the exchange intermediary identifier.

4  
5           52.     The method of Claim 51, said method further comprising:  
6           establishing a communication link with the retrieved electronic address.

7  
8           53.     The method of Claim 52 said method further comprising:  
9           formatting electronic communications with each exchange intermediary according to  
10          requirements of the exchange intermediary corresponding to the taxpayer-input exchange  
11          intermediary identifier.

12  
13          54.     The method of Claim 47, said method further comprising:  
14          comparing a set of parameters describing a proposed like-kind exchange transaction  
15          input by the taxpayer with a set of rules by which like kind exchange transactions qualify for  
16          tax-deferred treatment.

17  
18          55.     The method of Claim 47, said method further comprising:  
19          prompting the taxpayer to identify a first type of a first property to be relinquished, a  
20          second type of a second property to replace the first property, and a plurality of parameters that  
21          characterize a proposed exchange of the second property for the first property.

22  
23          56.     The method of Claim 47, said method further comprising:  
24          determining whether a first type of a first property, a second type of a second property,  
25          and each of a set of exchange parameters input by the taxpayer conform with a set of rules by  
26          which like kind exchange transactions qualify for tax-deferred treatment.

1           57.     The method of Claim 47, said method further comprising:

2                 determining a schedule of deadlines by which a plurality of phases must be completed  
3     for an exchange of a first property to be relinquished by the taxpayer for a second property to  
4     replace the first property.

5  
6           58.     The method of Claim 47, said method further comprising:

7                 calculating for each like-kind exchange a deadline date comprising the earlier of:

8                 a) a second date that occurs one hundred eighty days after a first date on which the  
9     taxpayer transfers a property to be relinquished in a proposed exchange transaction; or

10                b) a third date by which the taxpayer must file a tax return with which to return a tax  
11     imposed on the transfer of the relinquished property.

12  
13           59.     The method of Claim 47, said method further comprising:

14                 comparing a current date for a day on which the taxpayer that has transferred a first  
15     property to be relinquished in a proposed exchange transaction to a first deadline date by  
16     which the taxpayer must identify a second property with which to replace the first property.

17  
18           60.     The method of Claim 47, said method further comprising:

19                 collecting a set of input from the taxpayer, said set of input comprising features  
20     characterizing a proposed exchange transaction; and

21                 identifying from the exchange transaction characterizing features a particular type of  
22     exchange transaction.

23  
24           61.     The method of Claim 47, said method further comprising:

25                 collecting a set of input from the taxpayer comprising: a set of registration data  
26     characterizing the taxpayer, a bank identifier for a bank with which the taxpayer does business,

1 a bank account identifier in which the taxpayer has the authority to deposit and withdraw funds,  
2 and a selection of an exchange intermediary.

3  
4 62. The method of Claim 47, said method further comprising:  
5 communicating a first set of exchange transaction information to one of said  
6 relinquished property receivers comprising: a set of wiring instructions and a set of assignment  
7 information.

8  
9 63. The method of Claim 47, said method further comprising:  
10 collecting a notification of wired funds from a bank for a particular relinquished  
11 property receiver for the benefit of the taxpayer;  
12 recording a deposit of the wired funds into a general account for the benefit of the  
13 taxpayer; and  
14 notifying an exchange intermediary administrator of the recorded deposit of the wired  
15 funds into a general account for the benefit of the taxpayer.

16  
17 64. The method of Claim 47, said method further comprising:  
18 periodically accessing at least one exchange intermediary system to identify and  
19 retrieve like-kind exchange information and updates to like-kind exchange information  
20 pertaining to the taxpayer.

21  
22 65. The method of Claim 47, said method further comprising:  
23 collecting a set of wire transfer instructions pertaining to a proposed transfer of a  
24 replacement property on behalf of one of said taxpayers for a replacement amount; and  
25 verifying that the taxpayer has sufficient funds in a general system account for which a  
26 subaccount exists on behalf of the taxpayer for at least the replacement amount.

1  
2           66.     The method of Claim 47, said method further comprising:  
3           evaluating a set of parameters describing a proposed like-kind exchange transaction for  
4 the taxpayer according to a set of rules by which like-kind exchange transactions qualify for  
5 tax-deferred treatment; and  
6           alerting the taxpayer about each discrepancy between any one of said parameters and a  
7 corresponding rule by which like-kind exchange transactions qualify for tax-deferred treatment.  
8

9           67.     The method of Claim 47, said method further comprising:  
10           transferring funds on behalf of the taxpayer from a system level account to a bank and  
11 bank account specified by one of said replacement property owners;  
12           obtaining transfer of ownership of a replacement property from the replacement  
13 property owner; and  
14           transferring ownership of the replacement property to the taxpayer.  
15

16           68.     The method of Claim 47, said method further comprising:  
17           establishing through collecting input from the taxpayer characterizing a proposed  
18 exchange of two properties an intent by the taxpayer to treat a sale of a first property to be  
19 relinquished and a subsequent reinvestment of proceeds received from the sale of the first  
20 property into a purchase of a like-kind replacement second property as a like-kind exchange  
21 that qualifies for tax-deferred treatment under a set of rules.  
22

23           69.     The method of Claim 47, said method further comprising:  
24           collecting from the taxpayer input characterizing an intent by the taxpayer to treat a sale  
25 of at least one property to be relinquished and a subsequent reinvestment of proceeds received  
26 from the sale of the relinquished property into a purchase of at least one like-kind replacement



property as a like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

70. The method of Claim 47, said method further comprising:

generating for electronic execution by the taxpayer an online exchange agreement input interface for collecting input by the taxpayer of an agreement by the taxpayer to a set of terms according to which a first property to be relinquished will be exchanged for a second property to replace the relinquished property.

71. The method of Claim 47, said method further comprising:

collecting input from the taxpayer that electronically characterizes an agreement by the taxpayer to a set of terms by which a first property to be relinquished will be exchanged for a second property with which to replace the relinquished property.

72. The method of Claim 47, said method further comprising:

collecting an electronic signature from the taxpayer to an online exchange agreement that electronically characterizes an intent by the taxpayer to treat a sale of a first property to be relinquished and a subsequent reinvestment of proceeds received from the sale of the relinquished property into a purchase of a second like-kind replacement property as a like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

73. The method of Claim 47, said method further comprising:

generating for electronic execution by the taxpayer an online exchange agreement input screen for collecting an indication by the taxpayer of agreement by the taxpayer to a set of terms by which multiple properties to be relinquished will be exchanged for multiple replacement properties.

1           74.    The method of Claim 47, said method further comprising:  
2           collecting input from the taxpayer of an agreement by the taxpayer to a set of terms by  
3           which multiple properties to be relinquished will be exchanged for multiple properties with  
4           which to replace the relinquished properties.

5  
6           75.    The method of Claim 47, said method further comprising:  
7           collecting an electronic signature from the taxpayer to an online exchange agreement  
8           that electronically characterizes an intent by the taxpayer to treat a sale of a plurality of  
9           properties to be relinquished and a subsequent reinvestment of proceeds received from the sale  
10          of the relinquished properties into a purchase of a plurality of like-kind replacement property as  
11          a like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

12  
13          76.    The method of Claim 47, said method further comprising:  
14          restricting to a given period of time receipt of funds by a given net proceeds account of  
15          the taxpayer for receipt of proceeds from a plurality of sales, each sale relinquishing at least  
16          one of a plurality of properties.

17  
18          77.    The method of Claim 47, said method further comprising:  
19          opening for a first given period of time a given net proceeds account of the taxpayer for  
20          receiving proceeds from a plurality of relinquished property sales, each sale relinquishing at  
21          least one of a plurality of properties.

22  
23          78.    The method of Claim 47, said method further comprising:  
24          collecting a first set of exchange transaction information from the taxpayer comprising  
25          information about a particular relinquished property receiver to which a proposed sale of a  
26          property to be relinquished by the taxpayer will be made, said information comprising an

1 electronic mail address of the relinquished property receiver.

2  
3 79. The method of Claim 47, said method further comprising:  
4 composing an electronic message to a particular relinquished property receiver  
5 identified by the taxpayer, said electronic message comprising a set of wiring instructions to an  
6 account with an exchange intermediary to which funds for a purchase by the relinquished  
7 property receiver of a property to be relinquished by the taxpayer should be wired.

8  
9 80. The method of Claim 47, said method further comprising:  
10 recording receipt on behalf of one of the taxpayers in to an account with an exchange  
11 intermediary a wire transfer of funds for a purchase by a particular relinquished property  
12 receiver of a property to be relinquished by the taxpayer.

13  
14 81. The method of Claim 47, said method further comprising:  
15 recording receipt on behalf of the taxpayer in to an account with an exchange  
16 intermediary a plurality of wire transfers of funds for a plurality of purchases, each wire  
17 transfer corresponding to a particular purchase by one of the relinquished property receivers of  
18 one of a plurality of properties relinquished by the taxpayer.

19  
20 82. The method of Claim 47, said method further comprising:  
21 releasing an assignment of ownership of a property to be relinquished from an exchange  
22 intermediary to a particular relinquished property receiver according to a set of terms of a sale  
23 agreement.

24  
25 83. The method of Claim 47, said method further comprising:  
26 reinvesting funds held for the taxpayer in a restricted account of an exchange

1 intermediary in a purchase of a second property to replace a previously relinquished first  
2 property.

3  
4 84. The method of Claim 47, said method further comprising:  
5 electronically communicating a transfer of funds on behalf of the taxpayer from an  
6 account with an exchange intermediary to an account with a bank, said bank account  
7 corresponding to a particular replacement property provider, said transfer of funds  
8 corresponding to a purchase by the taxpayer of a second property with which to replace a first  
9 property previously relinquished by the taxpayer.

10  
11 85. The method of Claim 47, said method further comprising:  
12 electronically communicating a transfer of funds on behalf of the taxpayer from an  
13 account with an exchange intermediary to a plurality of accounts, each of the plurality of  
14 accounts with one of a plurality of banks, each bank account corresponding to one of the  
15 replacement property providers, each transfer of funds corresponding to at least one of a  
16 plurality of purchases by the taxpayer of at least one property with which to replace at least a  
17 portion of one property previously relinquished by the taxpayer.  
18

19 86. The method of Claim 47, said method further comprising:  
20 calculating a remaining amount of money in an account with an exchange intermediary  
21 benefiting the taxpayer by subtracting a total amount of money transferred from the account to  
22 at least one of a plurality of bank accounts, each bank account corresponding to one of the  
23 replacement property providers, from a total amount of money transferred into the exchange  
24 intermediary account on behalf of the taxpayer wherein each transfer into the exchange  
25 intermediary account corresponding to a sale by the taxpayer of a relinquished property.  
26  
27

1           87.    The method of Claim 47, said method further comprising:  
2           adding as a replacement occurrence each replacement property identified by the  
3 taxpayer as part of a particular proposed exchange wherein the taxpayer has not received the  
4 replacement property prior to the end of an identification period;  
5           calculating a total aggregate fair market value of the replacement properties identified  
6 by the taxpayer as part of the particular proposed exchange;  
7           calculating an aggregate fair market value of a plurality of relinquished properties  
8 relinquished by the taxpayer as part of the particular proposed exchange;  
9           calculating a comparison aggregate for the relinquished properties by multiplying the  
10 aggregate fair market value of the plurality of relinquished properties time two hundred;  
11           comparing the comparison aggregate for the relinquished properties to the total  
12 aggregate fair market value of the replacement properties; and  
13           notifying the taxpayer that no replacement property has been identified if the total  
14 aggregate fair market value of the replacement properties exceeds the comparison aggregate for  
15 the relinquished properties and if the calculated replacement occurrence exceeds the number  
16 three.

17  
18           88.    The method of Claim 47, said method further comprising:  
19           intercepting actual and constructive receipt of funds by the taxpayer for an exchange of  
20 a replacement property for a property to be relinquished.

21  
22           89.    A computer program product embodying computer program instructions for  
23 execution by a computer for transacting like-kind exchanges, said computer program product  
24 comprising:

25           a set of program instructions for transacting a relinquishment for divestment by a  
26 taxpayer of at least one property to be divested; and

1 a set of program instructions for transacting a replacement of the relinquished property  
2 by at least one replacement property provider for at least one like-kind replacement property,  
3 said relinquishment and said replacement transacted according to a set of tax-deferred treatment  
4 rules.

5  
6 90. A computer program product embodying computer program instructions for  
7 execution by a computer for transacting like-kind exchanges, said computer program product  
8 comprising:

9 a set of program instructions for transacting an exchange by a taxpayer of at least one  
10 property to be relinquished by the taxpayer for at least one like-kind replacement property, said  
11 exchange transacted according to a set of tax-deferred treatment rules.

12  
13 91. A computer program product embodying computer program instructions for  
14 execution by a computer for transacting like-kind exchanges, said computer program product  
15 comprising:

16 a set of program instructions for transacting an exchange of at least one property to be  
17 relinquished for at least one like-kind replacement property between a taxpayer, at least one  
18 relinquishment property receiver, and at least one replacement property provider.

19  
20 92. The computer program product of Claim 91, said computer program product  
21 further comprising:

22 a set of program instructions for batch-depositing proceeds for exchanging a first set of  
23 properties to be relinquished for a set of like-kind replacement properties in a restricted  
24 qualified exchange intermediary account.

25  
26 93. The computer program product of Claim 91, said computer program product  
27 further comprising:

1 a set of program instructions for electronically generating an online interface through  
2 which the taxpayer can electronically communicate through at least one intermediary the  
3 relinquishment of at least one relinquishment property; and

4 a set of program instructions for electronically generating an online interface through  
5 which the taxpayer can electronically communicate a replacement of the at least one  
6 relinquished property with at least one replacement property.

7  
8 94. The computer program product of Claim 91, said computer program product  
9 further comprising:

10 a set of program instructions for transacting a relinquishment of a first property by the  
11 taxpayer independently of a reinvestment in a second property of funds received on behalf of  
12 the taxpayer for the relinquishment of the first property.

13  
14 95. The computer program product of Claim 91, said computer program product  
15 further comprising:

16 a set of program instructions for saving in a database a plurality of electronic addresses  
17 wherein each electronic address is characterized by a unique identifier and wherein each unique  
18 identifier corresponds to a particular exchange intermediary of a plurality of exchange  
19 intermediaries; and

20 a set of program instructions for retrieving from the database, in response to an input by  
21 the taxpayer of an exchange intermediary identifier, an electronic address for an exchange  
22 intermediary with an identifier that corresponds to the taxpayer input of the exchange  
23 intermediary identifier.

24  
25 96. The computer program product of Claim 95, said computer program product  
26 further comprising:

27 a set of program instructions for establishing a communication link with the retrieved

1 electronic address.

2  
3 97. The computer program product of Claim 96 said computer program product  
4 further comprising:

5 a set of program instructions for formatting electronic communications with each  
6 exchange intermediary according to requirements of the exchange intermediary corresponding  
7 to the taxpayer-input exchange intermediary identifier.

8  
9 98. The computer program product of Claim 91, said computer program product  
10 further comprising:

11 a set of program instructions for comparing a set of parameters describing a proposed  
12 like-kind exchange transaction input by the taxpayer with a set of rules by which like kind  
13 exchange transactions qualify for tax-deferred treatment.

14  
15 99. The computer program product of Claim 91, said computer program product  
16 further comprising:

17 a set of program instructions for prompting the taxpayer to identify a first type of a first  
18 property to be relinquished, a second type of a second property to replace the first property, and  
19 a plurality of parameters that characterize a proposed exchange of the second property for the  
20 first property.

21  
22 100. The computer program product of Claim 91, said computer program product  
23 further comprising:

24 a set of program instructions for determining whether a first type of a first property, a  
25 second type of a second property, and each of a set of exchange parameters input by the  
26 taxpayer conform with a set of rules by which like kind exchange transactions qualify for tax-  
27 deferred treatment.



1           101. The computer program product of Claim 91, said computer program product  
2 further comprising:

3           a set of program instructions for determining a schedule of deadlines by which a  
4 plurality of phases must be completed for an exchange of a first property to be relinquished by  
5 the taxpayer for a second property to replace the first property.

6  
7           102. The computer program product of Claim 91, said computer program product  
8 further comprising:

9           a set of program instructions for calculating for each like-kind exchange a deadline date  
10 comprising the earlier of:

11           a) a second date that occurs one hundred eighty days after a first date on which the  
12 taxpayer transfers a property to be relinquished in a proposed exchange transaction; or

13           b) a third date by which the taxpayer must file a tax return with which to return a tax  
14 imposed on the transfer of the relinquished property.

15  
16           103. The computer program product of Claim 91, said computer program product  
17 further comprising:

18           a set of program instructions for comparing a current date for a day on which the  
19 taxpayer that has transferred a first property to be relinquished in a proposed exchange  
20 transaction to a first deadline date by which the taxpayer must identify a second property with  
21 which to replace the first property.

22  
23           104. The computer program product of Claim 91, said computer program product  
24 further comprising:

25           a set of program instructions for collecting a set of input from the taxpayer, said set of  
26 input comprising features characterizing a proposed exchange transaction; and

1 a set of program instructions for identifying from the exchange transaction  
2 characterizing features a particular type of exchange transaction.

3  
4 105. The computer program product of Claim 91, said computer program product  
5 further comprising:

6 a set of program instructions for collecting a set of input from the taxpayer comprising:  
7 a set of registration data characterizing the taxpayer, a bank identifier for a bank with which the  
8 taxpayer does business, a bank account identifier in which the taxpayer has the authority to  
9 deposit and withdraw funds, and a selection of an exchange intermediary.

10  
11 106. The computer program product of Claim 91, said computer program product  
12 further comprising:

13 a set of program instructions for communicating a first set of exchange transaction  
14 information to one of said relinquished property receivers comprising: a set of wiring  
15 instructions and a set of assignment information.

16  
17 107. The computer program product of Claim 91, said computer program product  
18 further comprising:

19 a set of program instructions for collecting a notification of wired funds from a bank for  
20 a particular relinquished property receiver for the benefit of the taxpayer;

21 a set of program instructions for recording a deposit of the wired funds into a general  
22 account for the benefit of the taxpayer; and

23 a set of program instructions for notifying an exchange intermediary administrator of  
24 the recorded deposit of the wired funds into a general account for the benefit of the taxpayer.

1           108. The computer program product of Claim 91, said computer program product  
2 further comprising:

3           a set of program instructions for periodically accessing at least one exchange  
4 intermediary system to identify and retrieve like-kind exchange information and updates to  
5 like-kind exchange information pertaining to the taxpayer.  
6

7           109. The computer program product of Claim 91, said computer program product  
8 further comprising:

9           a set of program instructions for collecting a set of wire transfer instructions pertaining  
10 to a proposed transfer of a replacement property on behalf of one of said taxpayers for a  
11 replacement amount; and

12           a set of program instructions for verifying that the taxpayer has sufficient funds in a  
13 general system account for which a subaccount exists on behalf of the taxpayer for at least the  
14 replacement amount.  
15

16           110. The computer program product of Claim 91, said computer program product  
17 further comprising:

18           a set of program instructions for evaluating a set of parameters describing a proposed  
19 like-kind exchange transaction for the taxpayer according to a set of rules by which like-kind  
20 exchange transactions qualify for tax-deferred treatment; and

21           a set of program instructions for alerting the taxpayer about each discrepancy between  
22 any one of said parameters and a corresponding rule by which like-kind exchange transactions  
23 qualify for tax-deferred treatment.  
24

25           111. The computer program product of Claim 91, said computer program product  
26 further comprising:

27           a set of program instructions for transferring funds on behalf of the taxpayer from a

1 system level account to a bank and bank account specified by one of said replacement property  
2 owners;

3 a set of program instructions for obtaining transfer of ownership of a replacement  
4 property from the replacement property owner; and

5 a set of program instructions for transferring ownership of the replacement property to  
6 the taxpayer.

7  
8 112. The computer program product of Claim 91, said computer program product  
9 further comprising:

10 a set of program instructions for establishing through collecting input from the taxpayer  
11 characterizing a proposed exchange of two properties an intent by the taxpayer to treat a sale of  
12 a first property to be relinquished and a subsequent reinvestment of proceeds received from the  
13 sale of the first property into a purchase of a like-kind replacement second property as a like-  
14 kind exchange that qualifies for tax-deferred treatment under a set of rules.

15  
16 113. The computer program product of Claim 91, said computer program product  
17 further comprising:

18 a set of program instructions for collecting from the taxpayer input characterizing an  
19 intent by the taxpayer to treat a sale of at least one property to be relinquished and a subsequent  
20 reinvestment of proceeds received from the sale of the relinquished property into a purchase of  
21 at least one like-kind replacement property as a like-kind exchange that qualifies for tax-  
22 deferred treatment under a set of rules.

23  
24 114. The computer program product of Claim 91, said computer program product  
25 further comprising:

26 a set of program instructions for generating for electronic execution by the taxpayer an  
27 online exchange agreement input interface for collecting input by the taxpayer of an agreement

1 by the taxpayer to a set of terms according to which a first property to be relinquished will be  
2 exchanged for a second property to replace the relinquished property.

3  
4 115. The computer program product of Claim 91, said computer program product  
5 further comprising:

6 a set of program instructions for collecting input from the taxpayer that electronically  
7 characterizes an agreement by the taxpayer to a set of terms by which a first property to be  
8 relinquished will be exchanged for a second property with which to replace the relinquished  
9 property.

10  
11 116. The computer program product of Claim 91, said computer program product  
12 further comprising:

13 a set of program instructions for collecting an electronic signature from the taxpayer to  
14 an online exchange agreement that electronically characterizes an intent by the taxpayer to treat  
15 a sale of a first property to be relinquished and a subsequent reinvestment of proceeds received  
16 from the sale of the relinquished property into a purchase of a second like-kind replacement  
17 property as a like-kind exchange that qualifies for tax-deferred treatment under a set of rules.

18  
19 117. The computer program product of Claim 91, said computer program product  
20 further comprising:

21 a set of program instructions for generating for electronic execution by the taxpayer an  
22 online exchange agreement input screen for collecting an indication by the taxpayer of  
23 agreement by the taxpayer to a set of terms by which multiple properties to be relinquished will  
24 be exchanged for multiple replacement properties.

25  
26 118. The computer program product of Claim 91, said computer program product  
27 further comprising:

1 a set of program instructions for collecting input from the taxpayer of an agreement by  
2 the taxpayer to a set of terms by which multiple properties to be relinquished will be exchanged  
3 for multiple properties with which to replace the relinquished properties.  
4

5 119. The computer program product of Claim 91, said computer program product  
6 further comprising:

7 a set of program instructions for collecting an electronic signature from the taxpayer to  
8 an online exchange agreement that electronically characterizes an intent by the taxpayer to treat  
9 a sale of a plurality of properties to be relinquished and a subsequent reinvestment of proceeds  
10 received from the sale of the relinquished properties into a purchase of a plurality of like-kind  
11 replacement property as a like-kind exchange that qualifies for tax-deferred treatment under a  
12 set of rules.  
13

14 120. The computer program product of Claim 91, said computer program product  
15 further comprising:

16 a set of program instructions for restricting to a given period of time receipt of funds by  
17 a given net proceeds account of the taxpayer for receipt of proceeds from a plurality of sales,  
18 each sale relinquishing at least one of a plurality of properties.  
19

20 121. The computer program product of Claim 91, said computer program product  
21 further comprising:

22 a set of program instructions for opening for a first given period of time a given net  
23 proceeds account of the taxpayer for receiving proceeds from a plurality of relinquished  
24 property sales, each sale relinquishing at least one of a plurality of properties.  
25

26 122. The computer program product of Claim 91, said computer program product  
27 further comprising:

1 a set of program instructions for collecting a first set of exchange transaction  
2 information from the taxpayer comprising information about a particular relinquished property  
3 receiver to which a proposed sale of a property to be relinquished by the taxpayer will be made,  
4 said information comprising an electronic mail address of the relinquished property receiver.  
5

6 123. The computer program product of Claim 91, said computer program product  
7 further comprising:

8 a set of program instructions for composing an electronic message to a particular  
9 relinquished property receiver identified by the taxpayer, said electronic message comprising a  
10 set of wiring instructions to an account with an exchange intermediary to which funds for a  
11 purchase by the relinquished property receiver of a property to be relinquished by the taxpayer  
12 should be wired.  
13

14 124. The computer program product of Claim 91, said computer program product  
15 further comprising:

16 a set of program instructions for recording receipt on behalf of one of the taxpayers in to  
17 an account with an exchange intermediary a wire transfer of funds for a purchase by a  
18 particular relinquished property receiver of a property to be relinquished by the taxpayer.  
19

20 125. The computer program product of Claim 91, said computer program product  
21 further comprising:

22 a set of program instructions for recording receipt on behalf of the taxpayer in to an  
23 account with an exchange intermediary a plurality of wire transfers of funds for a plurality of  
24 purchases, each wire transfer corresponding to a particular purchase by one of the relinquished  
25 property receivers of one of a plurality of properties relinquished by the taxpayer.  
26  
27

1           126.   The computer program product of Claim 91, said computer program product  
2 further comprising:

3           a set of program instructions for releasing an assignment of ownership of a property to  
4 be relinquished from an exchange intermediary to a particular relinquished property receiver  
5 according to a set of terms of a sale agreement.  
6

7           127.   The computer program product of Claim 91, said computer program product  
8 further comprising:

9           a set of program instructions for reinvesting funds held for the taxpayer in a restricted  
10 account of an exchange intermediary in a purchase of a second property to replace a previously  
11 relinquished first property.  
12

13           128.   The computer program product of Claim 91, said computer program product  
14 further comprising:

15           a set of program instructions for electronically communicating a transfer of funds on  
16 behalf of the taxpayer from an account with an exchange intermediary to an account with a  
17 bank, said bank account corresponding to a particular replacement property provider, said  
18 transfer of funds corresponding to a purchase by the taxpayer of a second property with which  
19 to replace a first property previously relinquished by the taxpayer.  
20

21           129.   The computer program product of Claim 91, said computer program product  
22 further comprising:

23           a set of program instructions for electronically communicating a transfer of funds on  
24 behalf of the taxpayer from an account with an exchange intermediary to a plurality of  
25 accounts, each of the plurality of accounts with one of a plurality of banks, each bank account  
26 corresponding to one of the replacement property providers, each transfer of funds  
27 corresponding to at least one of a plurality of purchases by the taxpayer of at least one property



1 with which to replace at least a portion of one property previously relinquished by the taxpayer.

2  
3 130. The computer program product of Claim 91, said computer program product  
4 further comprising:

5 a set of program instructions for calculating a remaining amount of money in an account  
6 with an exchange intermediary benefiting the taxpayer by subtracting a total amount of money  
7 transferred from the account to at least one of a plurality of bank accounts, each bank account  
8 corresponding to one of the replacement property providers, from a total amount of money  
9 transferred into the exchange intermediary account on behalf of the taxpayer wherein each  
10 transfer into the exchange intermediary account corresponding to a sale by the taxpayer of a  
11 relinquished property.

12  
13 131. The computer program product of Claim 91, said computer program product  
14 further comprising:

15 a set of program instructions for adding as a replacement occurrence each replacement  
16 property identified by the taxpayer as part of a particular proposed exchange wherein the  
17 taxpayer has not received the replacement property prior to the end of an identification period;

18 a set of program instructions for calculating a total aggregate fair market value of the  
19 replacement properties identified by the taxpayer as part of the particular proposed exchange;

20 a set of program instructions for calculating an aggregate fair market value of a plurality  
21 of relinquished properties relinquished by the taxpayer as part of the particular proposed  
22 exchange;

23 a set of program instructions for calculating a comparison aggregate for the relinquished  
24 properties by multiplying the aggregate fair market value of the plurality of relinquished  
25 properties time two hundred;

26 a set of program instructions for comparing the comparison aggregate for the  
27 relinquished properties to the total aggregate fair market value of the replacement properties;

1 and

2 a set of program instructions for notifying the taxpayer that no replacement property has  
3 been identified if the total aggregate fair market value of the replacement properties exceeds the  
4 comparison aggregate for the relinquished properties and if the calculated replacement  
5 occurrence exceeds the number three.

6  
7 132. The computer program product of Claim 91, said computer program product  
8 further comprising:

9 a set of program instructions for intercepting actual and constructive receipt of funds by  
10 the taxpayer for an exchange of a replacement property for a property to be relinquished.